

HMC Management Board Meeting Minutes (June 12, 2010)

Call to Order: Fred Fath called the meeting to order at 10:00 AM.

Roll Call: Fred Fath, President/Treasurer, Kathryn Deuster, Vice President, Janet Podell, Secretary; Judy Greinke, Asst. Treasurer, Mark Anderson, Member at Large, Claudia Ellsworth, Island Manager.

Previous Board Meeting Minutes:

- **Fred Fath made a motion to accept the April '10 meeting minutes. Motion carried.**

Correspondence:

- One piece of correspondence was received during the month. This was a letter from Pierce County about Tansy control.

Finance:

- Fred Fath reported that the current budget is on target to the plan.
- Fred then reported out on the proposed budget for FY 2010-2011. There is an increase over last year of \$150 to the members per assessable unit, bringing our new assessment to \$1650. Funding of Ferry Reserves to accommodate half of this year's dry dock expenses (\$45K) and the addition of a contractor to provide Water System Maintenance to replace the services of Mike Davis (\$15K) are contributing factors to the increase this year. A few items of note: 1) The Reserves indicate that the Docks and Dolphins funding will be amended based on the results of the KPFF survey just performed. 2) All other reserves are the same except for the Water Department emergency repairs which is increasing to accommodate the \$26K withdrawals that the membership voted on recently. At the end of the year there should be \$30K in Water Reserves. 3) Additionally, the new budget proposes an increase to Ferry fees enabling us to maintain 34% of ferry expenses that is funded directly by the membership. **Janet Podell made a motion to present the revised annual budget to the membership. Motion carried.**
- **Fred Fath made a motion to pay the bills. Motion carried.**

Administration:

See the Island Manager's report for miscellaneous Administration issues not directly mentioned here.

- The Island Manager reported that some HMC historical documents have been removed from the office without permission. Two boxes were discovered missing from the locked attic storage room. The return of these boxes would be appreciated; no questions asked. The locks will be changed.
- There was discussion about security arrangements for the July 4th holiday. Fred reported that last year we did not hire an independent security company and do not plan to hire one for this year's holiday. He reminded the members that fireworks are only allowed in the beach area at North Beach and are prohibited at South Beach. Last year HMC set up an area for children and we plan to do that again. We will put a notice in the Beachcomber about this and advise members of restricted parking areas around North Beach.
- It was reported that the Life Ring recently purchased for North Beach has been stolen.
- The July 4th parade will be on Sunday 7/4 and will start at 1 PM at the Community Center. A notice about this will be placed in the Beachcomber.
- The holiday baseball game will be on Saturday and Dallas Amidon will write up a notice for the Beachcomber.
- The IM noted that there are several projects coming up that will require volunteer support. She requested that potential volunteers check in with the office if they are willing to help. She went on to thank all of the volunteers who help out each month.
- Derelict vehicles are being removed from the island. Over the past month the IM has been working with affected members on this issue.
- Jean Mellor reported out on the success of the Thursday Movie Nights. Everyone is welcome. Free popcorn. Mark Anderson is going to check into legal issues that may be involved with hosting these events.

Legal:

See the Island Manager's report for miscellaneous Legal issues not directly mentioned here.

- There are currently eleven delinquencies; four of which are with the attorney.
- **HMC signed a Forebearance Agreement with a member that is now in delinquency and Kathy Duester made a motion that if it is not paid by Tuesday the property will go to a Sheriff's sale. Motion carried.**

Land Use:

See the Island Manager's report for miscellaneous Land Use issues not directly mentioned here.

- Fred reported that we will not pursue an auction as a means of selling available HMC lots. Available lots will be identified and published in the Beachcomber.
- There was discussion about when the sale of HMC properties needs to go to a vote of the membership. Under Section 2.5 of the Bylaws, a vote of the Membership is required before HMC may sell, transfer or dispose of any HMC property with a fair market value over \$10,000. This threshold does not depend on the ultimate sale price. Perc tests will be done at the discretion and expense of the party interested in purchasing the lot. Members with property immediately adjacent to the lots for sale will be notified of any pending offers.

Transportation:

See the Island Manager's report for miscellaneous Transportation issues not directly mentioned here.

- The Marine Facilities Survey has been completed. There is more detail on this issue in the Island Manager's report.
- Bill Chapman stood and asked about the status of the labor union negotiations and if the members will be asked to approve the final contract. Fred advised Mr. Chapman that the financial elements of the contract are approved by the membership when they vote on the annual budget.
- Security will be hired for the period when the ferry is in dry dock.

Rules & Regulations:

- The Rules Committee has been meeting and there will be some recommended changes to the Island Rules presented in the next couple of months.

Emergency Preparedness:

- Mike Davis reported that the next committee meeting will be coming up in July.
- The Board had the opportunity to review and comment on the Hazardous Mitigation Plan. The plan will now be sent to the various government agencies for approval.
- **The Emergency Preparedness Committee Charter has been prepared and Kathy Deuster made a motion it be approved. Motion carried.**

Water:

See the Island Manager's report for miscellaneous Water issues not directly mentioned here.

- Following the recent Water vote HMC engaged NW Water Systems to complete the preliminary Engineering and Cultural/Archaeological documentation that will support the USDA loan application. We should find out about available funds in the next couple of months.
- Judy Greinke suggested that the WPC begin working on parallel issues relative to the Water System upgrade.
- Steve Chapin addressed the members. He reported that the WPC was asked to recommend a water services contractor as a replacement for Mike Davis. They interviewed each of three contractor candidates and recommended to the Board that Washington Water become our water service provider. Steve thanked Judy Greinke for creating a comparison analysis spreadsheet and asked that the document be provided to the members. (See attached) The recommended contractor will be hired effective July 1, 2010. It's important to note that the Washington Water truck will always receive priority boarding on the Ferry during an emergency since they charge for repair services by the hour. **Mark Anderson made a motion to hire Washington Water as our water services provider. Motion carried.**
- The Consumer Confidence Report has been prepared and will be posted in the Beachcomber.

Parks:

- A temporary fix will be done on basketball court. The Parks Committee has repaired the Volleyball net.
- Tracy Anspach will probably call for another work party later on this year.
- Beach cleanup following the July 4th celebrations - A notice will be placed the Beachcomber soliciting volunteers for help beginning at 8:00 am on Monday July 5th. There was discussion of renting a trash dumpster but no decision was made.
- **Kathy Deuster made a motion to approve the Parks Committee Charter. Motion carried.**

Roads:

See the Island Manager's report for miscellaneous Road issues not directly mentioned here.

- We need a volunteer to drive our Water truck this summer. A notice will be placed in the Beachcomber.
- More volunteers are needed to serve on the Roads Committee. If you are interest please contact the HMC office.

Technology:

- No report .

Rumor Control/Member Issues:

- None

Old Business: None

New Business:

- Kathy Deuster reported that Far West Golf Carts will be on the island June 29th. If members would like to avail themselves of this service they are requested to contact the company directly. The company indicated that they will be out to the island again in August.
- Janet Podell reported that a member has requested historical articles be posted on the website. There are several that were written in 2008 commemorating the island's 50th year of incorporation. These will be posted on the website shortly. If a member would like to have some historic information published on the website they should send a request to the office.

Action Item Review:

- Following adjournment of the meeting the Board reviewed the action item listing and added new actions resulting from this meeting.

Beachcomber:

- The next Beachcomber will be the May issue. Inputs are required electronically no later than 5:00 PM on Wed. June 16, 2010. The Beachcomber Editor is beachcomber@herronisland.org.

Adjournment: Kathy Deuster made a motion to adjourn the meeting. Motion carried.

Respectfully submitted,

Janet Podell
Secretary